

6 Meadway

Bramhall, Cheshire, SK7 1LA



mosley jarman



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£700,000

An extended five-bedroom two bathroom bay fronted detached family home situated in a central Bramhall Village location. Positioned on the fringe of the 'Little Australia' estate in an extremely convenient location within a short stroll of the village, train station and within the school catchment area for Queensgate primary school. The house benefits from double glazing and gas fired central heating (run by a Viessmann combination boiler). Recent improvements have included a new roof, fascia's and guttering's and modernised kitchens, bathrooms and bedrooms. The accommodation includes a hall (with under stairs cloaks/storage cupboard), downstairs w.c, sitting room, living room, dining kitchen (fitted with a comprehensive range of modern units, Quartz work surfaces, Range cooker and integrated appliances. French doors open to the rear garden). Cloaks/boot room, utility room and a playroom/study. The first-floor landing (with loft access) provides access to five bedrooms (all with modern fitted wardrobes), main bathroom (fitted with white sanitary ware which includes a bath and a shower enclosure. Tiled floor, splash backs and a ladder radiator) and a separate shower/wet room (with a walk-in wet shower area with Hansgrohe thermostatic shower fittings. Tiled floor, walls, and ladder radiator).



- Extended detached family home
- Five bedrooms (all with modern fitted wardrobes)
- Modern dining kitchen
- Downstairs w.c, utility room, playroom/study
- Central Bramhall Village location
- Fringes of the 'Little Australia' Estate within a short stroll of the village, train station and schools
- Driveway and large, attractive, established, westerly facing rear garden
- Catchment for well-regarded primary schools
- Two good sized reception rooms
- Extremely well presented throughout



The Grounds and Gardens

A driveway to the front provides off road parking and there is a large, attractive, established, westerly facing rear garden with lawn, patio, and a detached outbuilding (with light, power and water supply).

The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops.

Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Postcode: **SK7 1LA**

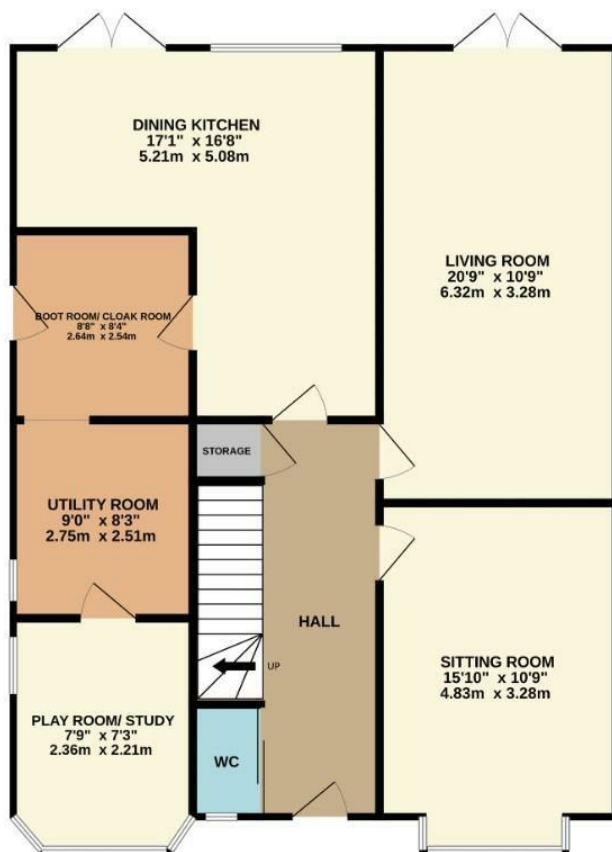
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Council Tax Band: **E**

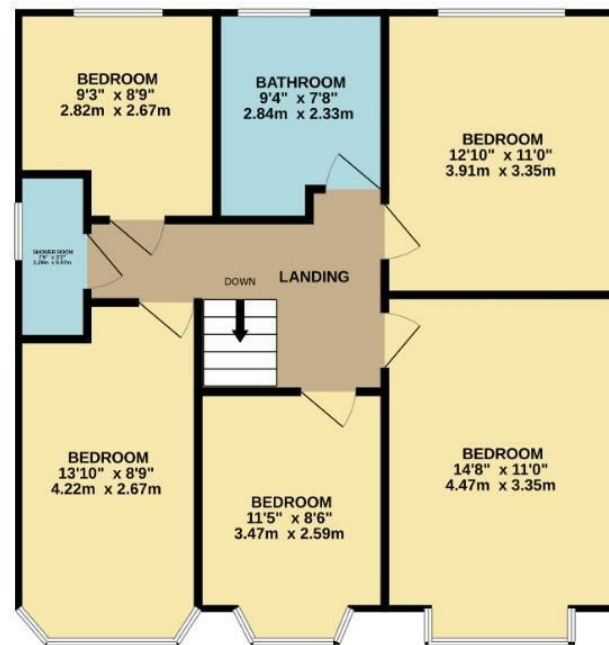
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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